

# SOUTH AMBOY REDEVELOPMENT AGENCY

## MINUTES OF THE FEBRUARY 5, 2015 MEETING

### Public Session

Vice Chairman Benjamin Block called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag. Vice Chairman Block certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, Anthony Gonsalves,  
John F. O'Connell, William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director  
Craig J. Coughlin, Esq.  
Mayor Fred Henry

*Please Note: Commissioner O'Connell participated in this meeting via telephone conference.*

Executive Director Eric Chubenko requested that, prior to taking action with regard to the Agency's regular business matters, the representative in attendance at this meeting on behalf of the Capodagli Property Company be permitted to make the scheduled presentation (*Agenda item no. 12.A.*).

John Wisniewski, Esq., of the Wisniewski and Associates firm, introduced himself and stated that his [Wisniewski] firm represents the Meridia Capodagli Property Company and explained that he [Wisniewski] was in attendance at this meeting in hopes that the presentation would be the first step of a long and productive relationship with the Agency that would result in the development of three (3) parcels located in the City of South Amboy. Mr. Wisniewski distributed an aerial map depicting the particular parcels, as well as artist and architectural renderings of the proposed development. The projects, as explained by Mr. Wisniewski, are as follows: Meridia Station Place at South Amboy consisting of 110 rental units (both 1 and 2 bedroom units) with 2 retail spaces each consisting of approximately 3,500 square feet on the street level and a parking level to be constructed below the building with access through the rear of the building along the railroad tracks to be constructed at the corner of Broadway and John Street; Meridia Seaside at South Amboy consisting of 225 units on 4 floors with 280 parking spaces, to be constructed on the north side of the railroad tracks at the intersection of John T. O'Leary Boulevard adjacent to the school and backing up to the public housing project. Mr. Wisniewski stressed that it is "important" for economic reasons that "both projects be pursued simultaneously". The third project (i.e., third parcel) proposed to be developed would be the property located directly behind City Hall with the construction of a three level parking garage which would contain 223 parking spaces, explained John Wisniewski. Mr. Wisniewski stated that the increase in parking would be an asset to the downtown business area and commuter traffic. In the course of discussion, John Wisniewski explained that in order to build the Meridia Station Place project, which would occupy the property from the corner of John Street and Broadway to the corner of Henry Street and Broadway, the existing New Jersey transit lot located in the middle of the block would have to be acquired. Mr. Wisniewski concluded his summary presentation and requested questions concerning the aforementioned proposed projects.

Mayor Henry stated that, upon reviewing his [Henry] original notes concerning the Station Place project, the building would contain 75 units – not 110 units. John Wisniewski explained that the size of the building was increased “in order to make the economics work”. Eric Chubenko asked if the increase in the building size and unit count was to offset the cost of the construction of the parking structure and Mr. Wisniewski said that he [Chubenko] was correct. Camille Tooker asked with the additional units added (i.e., from 75 units to 110 units) would it reduce the square footage of the individual units and John Wisniewski stated that the square footage of the units would remain the same because an additional level had been added to the structure and the structure is still within the height requirements for Broadway.

John Wisniewski thanked that Agency Commissioners for allowing this presentation and asked that the Agency look favorably upon the aforementioned projects.

William Schwarick made a Motion to approve the bill lists for this meeting. (*Agenda item nos. 7.B.1. and 2.*)

Councilwoman Dato seconded the motion.

ROLL CALL:           Block – yes; Dato – yes; Gonsalves – yes; O’Connell – abstain;  
Schwarick – yes; Tooker - yes

Kevin McManimon, Esq. of McManimon, Scotland & Baumann, Agency Special Counsel, presented a Resolution approving an Agreement for the Conveyance of Real Property with the City of South Amboy and Manhattan Beach Club Street, LLC. Since this matter had been before the Agency at a previous meeting, Mr. McManimon provided a brief presentation/explanation concerning the conveyance and the aforementioned Resolution.

A Motion to adopt the Resolution was made by William Schwarick.  
Anthony Gonsalves seconded the Motion.

ROLL CALL:           Block – yes; Dato – yes; Gonsalves – yes; O’Connell – abstain;  
Schwarick – yes; Tooker - yes

Councilwoman Dato made a Motion to adopt the Resolution Awarding a Professional Services Contract Pursuant to a Fair and Open Process to Potomac-Hudson Environmental, Inc. in an amount not to exceed \$4,500.00 (*Agenda item no. 12.C.*) in connection with the aforementioned Resolution. This Resolution pertains to the aforementioned conveyance of real property with the City and Manhattan Beach Club Street, LLC and will be funded by the Manhattan Beach Club Street, LLC escrow account.

The Motion was seconded by Camille Tooker.

ROLL CALL:           Block – yes; Dato – yes; Gonsalves – yes; O’Connell – yes;  
Schwarick – yes; Tooker - yes

A Resolution was presented at the meeting amending the Agency meeting schedule. The Resolution stating that the March, 2015 meeting date had been inadvertently advertised as Friday, March 6th, when the meeting should actually occur on Thursday, March 5th. William Schwarick made a Motion to adopt the Resolution and Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Gonsalves – yes; O’Connell – yes;  
Schwarick – yes; Tooker - yes

*Please Note: Whoever had alerted the Agency to the incorrect March 6th meeting date had mistakenly referred to the 2014 meeting schedule. Upon review by the Agency Secretary and Executive Director, all dates for the 2015 meeting calendar had been correctly advertised.*

With no public in attendance at this meeting, Vice Chairman Block requested comments from Commissioners.

John O’Connell stated that the Agency should consider conducting an impact study for all of the current and proposed projects. Camille Tooker explained that Beacon Planning is currently working on an impact study for the Manhattan Beach project. William Schwarick was in agreement with John O’Connell’s suggestion. Eric Chubenko stated it is feasible that the funding for additional impact studies would/should come from the individual developers.

A Motion to adjourn this meeting was made by William Schwarick.  
Councilwoman Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

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MADELINE B. PIRRO

*Please Note: the Agency Secretary was not in attendance for this meeting. Minutes were based on tape recording and notes taken by Executive Director Eric Chubenko.*

# SOUTH AMBOY REDEVELOPMENT AGENCY

February 5, 2015

6:30 p.m.

140 North Broadway

South Amboy, N.J.

1. Call to Order by Chairperson
2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 24, 2014**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 24, 2014.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK \_\_\_\_\_  
Z. DATO \_\_\_\_\_  
A. GONSALVES \_\_\_\_\_  
K. F. MESZAROS \_\_\_\_\_  
J. F. O'CONNELL \_\_\_\_\_  
W. SCHWARICK \_\_\_\_\_  
C. TOOKER \_\_\_\_\_

E. CHUBENKO\* \_\_\_\_\_  
\* Executive Director  
C. J. COUGHLIN, ESQ.\* \_\_\_\_\_  
\* General Counsel

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

A. Professional Appointments/Agency Resolutions:

B. Payment of Invoices:  
(*Bill lists to be distributed at meeting.*)

1. Bill List payable 02/05/15 – SARA Accounts

2. Bill List payable 02/05/15 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:
  - A. Presentation by Developer – Capodagli
  - B. Resolution Approving Donation of Access License Agreement with Lower Main Street Development, LLC – Amboy Aggregates
  - C. Resolution Awarding Professional Services Agreement through a fair and open process – Potomac Hudson Environmental review of donation property (pending receipt of proposal)
13. Project updates:
14. Executive Session
15. General Comments by Commissioners:
16. General Comments by Public:
17. Adjournment